



Wrights
01225 755553

Chantry Gardens, Southwick, Trowbridge, Wiltshire, BA14 9QU

£265,000

Situation

The property is situated on the edge of the open countryside, within the popular village of Southwick. The village offers many amenities including a popular village Primary school, church, village shop and public house, as well as access to excellent countryside walks.

The town of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (3 miles) and indirect via Trowbridge.

The World Heritage City of Bath is also just 12 miles away, famed for its shopping, period buildings and many places of cultural interest.



Well presented and extended three bedroom home

Situated in the popular village of Southwick

Gas central heating and PVCu double glazing

Recently fitted kitchen/diner

Downstairs cloakroom

New carpets throughout and new front and back doors

Enclosed rear garden

Block paved driveway

Garage

No onward chain



This well presented, extended three bedroom end of terrace property is situated in the popular village of Southwick, close to the open countryside. Features include a spacious recently fitted kitchen/diner, downstairs cloakroom, new front and back doors, newly fitted carpet throughout, an enclosed rear garden, driveway parking for two vehicles and garage within a block.

Sold with the benefit of no onward chain.

The property comprises

Ground Floor

Hallway

With PVCu front door, radiator and stairs to the first floor.

Lounge

15' 1" x 10' 2" (4.61m x 3.10m)

With radiator and PVCu double glazed window to the front.

Kitchen/Diner

19' 4" x 16' 3" (5.89m x 4.95m) max L shaped room

With tiled flooring, radiator, a range of eye level and base units, wood laminate worktops with upstands, integrated electric double oven and ceramic hob with extractor hood over, space for fridge/freezer, washing machine and tumble dryer, inset sink/drainage unit and two PVCu double glazed windows to the rear.

Cloakroom

With low level W.C, hand basin and obscured PVCu double glazed window to the side.

Sun room

With PVCu double glazed window to the side and sliding patio door opening onto the rear garden.

First Floor

Landing

With loft hatch (the loft is bordered with a light and pull down ladder).

Bedroom 1 *13' 7" x 9' 5" (4.15m x 2.87m)*

With cupboard housing gas boiler, radiator and PVCu double glazed window to the front.

Bedroom 2 *10' 0" x 9' 5" (3.04m x 2.87m)*

With radiator and PVCu double glazed window to the rear.

Bedroom 3 9' 2" x 6' 9" (2.79m x 2.06m)

With radiator and PVCu double glazed window to the front.

Bathroom

With tiled flooring, white suite comprising bath with shower attachment, low level W.C and pedestal hand basin, heated towel rail and obscured PVCu double glazed window to the rear.

Externally**To the front**

A block paved driveway provides off road parking for two vehicles in front of an area laid to lawn. A path leads to the front door and to the side access to the rear garden.

To the rear

The enclosed rear garden is mainly laid to patio and artificial lawn, with a garden shed and a side gates providing access to the front of the property.

Garage

Within a block, with up and over door.

Council tax

The property is currently in council tax band B.

Tenure

The property is sold as freehold.

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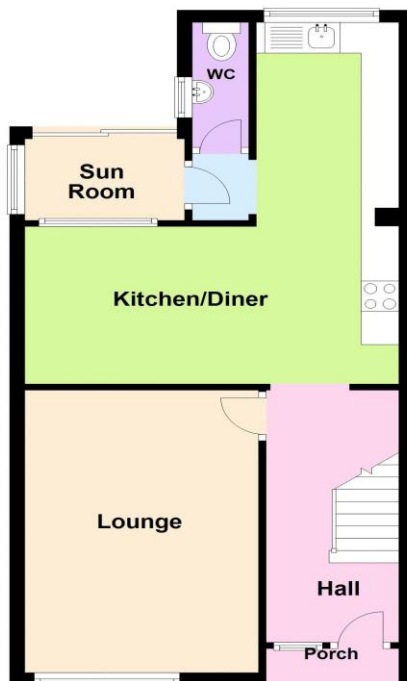
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Ground Floor

Approx. 48.6 sq. metres (522.9 sq. feet)

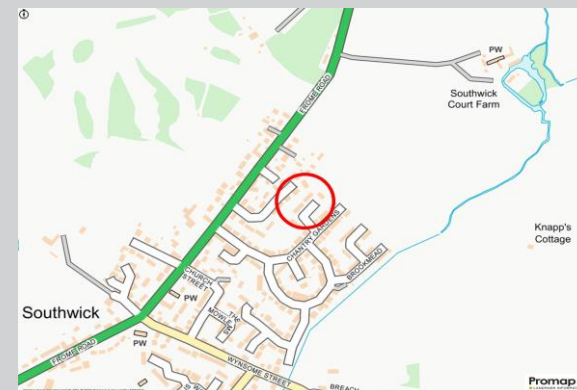


First Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



Total area: approx. 84.7 sq. metres (911.8 sq. feet)



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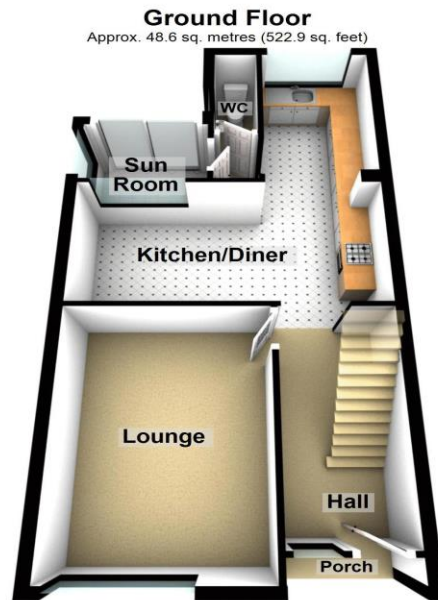
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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.